



Oregon

Theodore R. Kulongoski, Governor

Department of Land Conservation and Development

635 Capitol Street NE, Suite 150

Salem, Oregon 97301-2524

Phone: (503) 373-0050

First Floor/Costal Fax: (503) 378-6033

Second Floor/Director's Office: (503) 378-5518

Web Address: <http://www.oregon.gov/LCD>

NOTICE OF ADOPTED AMENDMENT

September 28, 2006

TO: Subscribers to Notice of Adopted Plan
or Land Use Regulation Amendments

FROM: Mara Ulloa, Plan Amendment Program Specialist

SUBJECT: City of Manzanita Plan Amendment
DLCD File Number 001-06



The Department of Land Conservation and Development (DLCD) received the attached notice of adoption. A copy of the adopted plan amendment is available for review at the DLCD office in Salem and the local government office.

Appeal Procedures*

DLCD ACKNOWLEDGMENT or DEADLINE TO APPEAL: October 13, 2006

This amendment was submitted to DLCD for review 45 days prior to adoption. Pursuant to ORS 197.830 (2)(b) only persons who participated in the local government proceedings leading to adoption of the amendment are eligible to appeal this decision to the Land Use Board of Appeals (LUBA).

If you wish to appeal, you must file a notice of intent to appeal with the Land Use Board of Appeals (LUBA) no later than 21 days from the date the decision was mailed to you by the local government. If you have questions, check with the local government to determine the appeal deadline. Copies of the notice of intent to appeal must be served upon the local government and others who received written notice of the final decision from the local government. The notice of intent to appeal must be served and filed in the form and manner prescribed by LUBA, (OAR Chapter 661, Division 10). Please call LUBA at 503-373-1265, if you have questions about appeal procedures.

***NOTE: THE APPEAL DEADLINE IS BASED UPON THE DATE THE DECISION WAS MAILED BY LOCAL GOVERNMENT. A DECISION MAY HAVE BEEN MAILED TO YOU ON A DIFFERENT DATE THAN IT WAS MAILED TO DLCD. AS A RESULT YOUR APPEAL DEADLINE MAY BE EARLIER THAN THE ABOVE DATE SPECIFIED.**

Cc: Doug White, DLCD Community Services Specialist
Laren Woolley, DLCD Regional Representative
Jerold P. Taylor, City of Manzanita

<paa> ya



D L C D NOTICE OF ADOPTION

This form must be mailed to DLCD within 5 working days after the final decision per ORS 197.610, OAR Chapter 660 - Division 18

(See reverse side for submittal requirements)

DEPT OF

SEP 25 2006

LAND CONSERVATION AND DEVELOPMENT

Jurisdiction: City of Manzanita Local File No.: Ordinance 06-02D (If no number, use none)

Date of Adoption: 9/18/06 (Must be filled in) Date Mailed: 9/21/06 (Date mailed or sent to DLCD)

Date the Notice of Proposed Amendment was mailed to DLCD: 4/27/06

XX Comprehensive Plan Text Amendment Comprehensive Plan Map Amendment

XX Land Use Regulation Amendment Zoning Map Amendment

New Land Use Regulation Other:

(Please Specify Type of Action)

Summarize the adopted amendment. Do not use technical terms. Do not write "See Attached."

Amends Comprehensive Plan to clarify design review rules for landscaping in public right-of-way; amends sign regulations to conform with recent Court rulings; for commercial and mixed used developments in the commercial zone, clarifies design review procedures and adds standards of review

Describe how the adopted amendment differs from the proposed amendment. If it is the same, write "Same." If you did not give notice for the proposed amendment, write "N/A."

Some minor editorial corrections made. Definition of "minor alteration" changed (Section 5)

Proposed criterion 6. in Section 4.155 deleted(Section 5).

Plan Map Changed from : to

Zone Map Changed from: to

Location: Urban Growth Boundary Acres Involved:

Specify Density: Previous: New:

Applicable Statewide Planning Goals:

Was an Exception Adopted? Yes: No: X

DLCD File No.: 001-06 (15188)

Did the Department of Land Conservation and Development receive a notice of Proposed Amendment

FORTY FIVE (45) days prior to the first evidentiary hearing. Yes: X No:

If no, do the Statewide Planning Goals apply. Yes: No:

If no, did The Emergency Circumstances Require immediate adoption. Yes: No:

Affected State or Federal Agencies, Local Governments or Special Districts:

Local Contact: Jerald P. Taylor Area Code + Phone Number: 503-368-5343

Address: City of Manzanita, P.O. Box 129

City: Manzanita Zip Code+4: 97130-0129

ADOPTION SUBMITTAL REQUIREMENTS

This form **must be mailed** to DLCD **within 5 working days after the final decision**
per ORS 197.610, OAR Chapter 660 - Division 18.

1. **Send this Form and TWO (2) Copies of the Adopted Amendment to:**

**ATTENTION: PLAN AMENDMENT SPECIALIST
DEPARTMENT OF LAND CONSERVATION AND DEVELOPMENT
635 CAPITOL STREET NE, SUITE 150
SALEM, OREGON 97301-2540**

2. Submit **TWO (2) copies** the adopted material, if copies are bounded please submit **TWO (2) complete copies** of documents and maps.
3. **Please Note:** Adopted materials must be sent to DLCD not later than **FIVE (5) working days** following the date of the final decision on the amendment.
4. Submittal of this Notice of Adoption must include the text of the amendment plus adopted findings and supplementary information.
5. The deadline to appeal will not be extended if you submit this notice of adoption within five working days of the final decision. Appeals to LUBA may be filed within **TWENTY-ONE (21) days** of the date, the Notice of Adoption is sent to DLCD.
6. In addition to sending the Notice of Adoption to DLCD, you must notify persons who participated in the local hearing and requested notice of the final decision.
7. **Need More Copies?** You can copy this form on to **8-1/2x11 green paper only** ; or call the DLCD Office at (503) 373-0050; or Fax your request to:(503) 378-5518; or Email your request to Larry.French@state.or.us - **ATTENTION: PLAN AMENDMENT SPECIALIST.**

Material to be deleted is crossed out.
Material to be added is underlined.

ORDINANCE NO. 06-04

AN ORDINANCE AMENDING DESIGN REVIEW POLICY #4 OF THE CITY OF MANZANITA COMPREHENSIVE PLAN; AND AMENDING SECTIONS 4.070, 4.080, 4.137, 4.150, 4.151, 4.152, 4.153, 4.154, 4.155, AND 4.157; AND ADDING SECTIONS 4.156 AND 4.158 OF CITY OF MANZANITA ORDINANCE 95-4 RELATING TO ZONING AND DEVELOPMENT STANDARDS

WHEREAS, written notice of the proposed amendments was mailed to all property owners within the Manzanita Urban Growth Boundary as required by State Ballot Measure 56 codified in ORS Chapter 227; and,

WHEREAS, the Planning Commission conducted a public hearing on June 12, 2006 and received public testimony on the proposed changes; and,

WHEREAS, the Planning Commission has recommended the amendment of Design Review Policy #4 stated in the City of Manzanita Comprehensive Plan and adoption of several amendments, deletions and additions to Zoning Ordinance 95-4; and,

WHEREAS, the City Council conducted a public hearing on August 23, 2006 and received public testimony on the proposed changes; and,

WHEREAS, the City Council has adopted findings and conclusions which support the following changes to the Comprehensive Plan and the Zoning Ordinance; now, therefore,

THE CITY OF MANZANITA DOES ORDAIN AS FOLLOWS:

SECTION 1. Design Review Policy #4 stated on page 21 of the City of Manzanita Comprehensive Plan is hereby amended to read as follows.

~~"4. The City should encourage property owners not to landscape adjacent portions of the right of way where it is understood that the area may be needed for public works or disturbed for utility construction. A standard policy (94-2) has been developed for use in these situations. Landscaping in public rights-of-way is not encouraged. Owners will be responsible for prompt removal, at property owner's expense, of said landscaping upon notice from the City."~~

SECTION 2. Section 4.070 of City of Manzanita Ordinance 95-4 is hereby amended to read as follows:

"Section 4.070 Sign Requirements.

1. (no changes)

Material to be deleted is crossed out.

Material to be added is underlined.

2. Permit Required.

- (a) A sign permit is required for the erection of any new sign, except those that are provided for under Exempted Signs in this ordinance.
 - (1) Permits shall be obtained from Manzanita City Hall.
- (b) Required information for a permit:
 - (1) A drawing to scale of the proposed sign indicating dimensions, colors, materials, lighting and location on building or property.
- (c) "Open House" or "Open" with arrows. Temporary, non-illuminated, freestanding sign with the wording of Open House or Open with or without an arrow, not to exceed 9 square feet ~~without advertising a business name~~ is permitted for the purpose of providing direction to a house be held open. Applicant is to apply for a permit at least 3 working days before holding the Open House, stating the hours of the open house, and a map showing the proposed placement of the open house signs. Open house is to be limited to 4 signs between 10:00 a.m. and 6:00 p.m. The applicant would be held liable to place the signs and remove them immediately (each day) after the closing of the open house. Abuse of this permit system by anyone could, at the discretion of the City Manager, result in the denial of any future permits to that person or agency. [Amended by Ord. 95-4, passed March 6, 1996].

3. Sign Requirements: Signs, unless provided for in Section 4.070(4), shall be limited to the following:

- (a) Commercial business name signs:
 - (1) Commercial business not abutting U.S. Highway 101: The aggregate area of all signs shall not exceed 24 square feet. ~~The sign shall relate solely to the business and service provided and not contain brand name or advertising. Both sides of a double faced sign shall be figured in computing the square footage of the sign. A sign having two parallel faces showing in opposite directions will have its area counted on only one face.~~
 - (b2) Commercial businesses abutting U.S. Highway 101: The aggregate area of all signs shall not exceed 32 square feet. ~~The sign shall relate solely to the business and service provided and not contain brand name or advertising. Both sides of a double faced sign shall be figured in computing the square footage of the sign. A sign having two parallel faces showing in opposite directions will have its area counted on only one face.~~
- (eb) A sign on property being used for an approved home occupation: The sign no larger than 4 square feet and no higher than 8 feet in height above grade.

Material to be deleted is crossed out.

Material to be added is underlined.

- (dc) Multi-family dwelling: A sign not exceeding 12 square feet in area, identifying customarily used to identify the name of the multi-family dwelling.
- (ed) A sign not exceeding 12 square feet in area ~~identifying a non-residential use such as the sale of a farm produce, a golf course, subdivision, church or non-profit organization~~ customarily used to identify activity on or use of the property.

4. (no changes)”

SECTION 3. Section 4.080 of City of Manzanita Ordinance 95-4 is hereby amended to read as follows:

“Section 4.080 Off-Street Parking and Off-Street Loading Requirements. At the time a new structure is erected or the use of an existing structure is changed or enlarged, off-street parking spaces, loading areas and access thereto shall be provided as set forth in this section unless greater requirements are otherwise established. If such facilities have been provided in connection with an existing use, they shall not be reduced below the requirements of this Ordinance.

1. Requirements for types of buildings and uses not specifically listed herein shall be determined by the Planning Commission, based upon the requirements of comparable uses listed.
2. In the event several uses occupy a single structure or parcel of land, the total requirements shall be the sum of the requirements of the several uses computed separately.
3. Owners of 2 or more uses, structures, or parcels of land may agree to utilize the same parking and loading spaces when the hours of operation do not overlap, provided that satisfactory legal evidence is presented to the Planning Commission in the form of deeds, leases, or contracts to establish the joint use.
4. Off-street parking spaces for dwellings shall be located on the same lot with the dwelling. Other required parking spaces shall be located not farther than 200 feet from the building or use they are required to serve, measured in a straight line from the building.
5. Required parking spaces shall be available for the parking of operable passenger automobiles of residents, customers, patrons, and employees only, and shall not be used for storage of vehicles or materials or for the parking of trucks used in conducting business or use.
6. Areas used for standing and maneuvering of vehicles shall have durable and dustless surfaces maintained adequately for all-weather use and drained so as to avoid flow of water across public sidewalks or adjacent property.
7. Except for parking to serve dwelling uses, parking and loading areas adjacent to or within residential zones or adjacent to residential uses shall be designed to minimize

Material to be deleted is crossed out.

Material to be added is underlined.

disturbances of residents by the erection between the uses of a sight-obstructing fence of not less than 5 or more than 6 feet in height except where vision clearance is required.

8. Parking spaces along the outer boundaries of a lot shall be contained by a curb or bumper rail at least 4 inches high and set back a minimum of 4 1/2 feet from the property line.
9. Artificial lighting which may be provided shall not create or reflect glare in a residential zone or on any adjacent dwelling.
10. Groups of more than 4 parking spaces shall be served by a driveway so that no backing movements or other maneuvering within a street, other than an alley, will be required.
11. Loading of merchandise, materials, or supplies, buildings or structures which receive and distribute material or merchandise by truck shall provide and maintain off-street loading berths in sufficient numbers and size to adequately handle the needs of the particular use. Off-street parking areas used to fulfill the requirements of this ordinance may be used for loading and unloading operations during periods of the day when not required to take care of parking needs.
12. Groups of 4 or more parking spaces shall be required within the Commercial and Limited Commercial zones to be clearly marked and shall not be less than 9 feet by 18 feet in size for each space required. An information sign of 4 square feet, visible from the street, road or highway will be used to identify the location of off-street parking areas.
13. For corner lots on Laneda Avenue, access to parking areas for new structures shall not be from Laneda Avenue.

SECTION 4. Section 4.137 of City of Manzanita Ordinance 95-4 is hereby amended to read as follows:

“Section 4.137 Site Plan Approval. All commercial and residential development proposals shall be reviewed for conformance to the standards established by this Ordinance. Site plan approval shall be a condition of issuance of a building permit.

Condition of issuance of a building permit:

1. (no changes)
2. (no changes)
3. Replanting of trees. Trees that have been removed from the building site shall be replaced by trees of a species native to the area or by a species that has demonstrated an ability to adapt to this area. The number and location of such trees shall be shown on the site plan. Within 6 months of a Prior to final building inspection, all trees noted on the tree replacement plan shall be planted. ~~or at such time that the structure is being regularly used, the replanted trees shall be established.~~ Replanted trees which die shall be replaced within 90 days of the death of the trees.”

Material to be deleted is crossed out.
Material to be added is underlined.

SECTION 5. Sections 4.150 through 4.155, inclusive, of City of Manzanita Ordinance 95-4 are hereby amended to read as follows:

“Section 4.150 Design Review. The purpose of Sections 4.150 through 4.158 is to provide design standards for commercial and mixed use development in Manzanita’s commercial zones. Design review provides aesthetic judgment over development projects in order to maintain the unique character of the community by keeping buildings to human scale and reflecting the natural beauty of the city’s setting, to encourage the traditional style of the Pacific Northwest, and to protect the viability of the commercial zones. The standards provide for originality, flexibility and innovation in site planning and development and encourage development where structures, use areas, artistic expression and site elements are integrated in a manner that is harmonious within the site and with adjacent properties. The following Design review criteria shall be applicable to all new construction, alteration of site improvements, or exterior alteration of commercial and mixed use development in the C-1 and LC zones.

Section 4.151 Definitions.

- a. New construction: New building, public improvements such as sidewalks, benches, lighting and/or landscaping.
- b. Alteration of site improvements: The removal of landscaping of an area of 100 square feet or more.
- c. Exterior alteration: ~~The addition of more than 100 square feet of interior building space, or any building permit with a construction value of \$5,000 or more, excluding painting, roofing or siding.~~
- d. Minor alteration: Modification of a building or improvement which is (a) not a Major Revision to an approved design review plan, (b) does not significantly alter or move an exterior wall or roof or change the height of a portion of a building, (c) does not relocate an existing building on its lot, (d) creates no new driveways, and (e) adds no additional uses to the building
- e. Major revision: Modifications to an approved design review plan which result in a significant change to the plan; including but not limited to changes to the siting of a building or improvements, the modification of the areas to be landscaped, or modifications to a plan element that was the subject of a Design Review Board condition.
- f. Minor revision: Minor modifications to an approved design review plan which result in an insignificant change to the plan; such as limited changes to the dimension or placement of windows or doors, changes in building materials where only a limited area is affected and which do not affect the overall architectural design, or the substitution of landscape materials which do not affect the overall landscape design.

~~Material to be deleted is crossed out.~~

Material to be added is underlined.

- ~~dg.~~ Landscaping: A combination of living plant materials such as trees, shrubs, groundcovers, flowers, lawn, and non-living materials such as benches, walkways, and courtyards, consisting of brick/concrete, rock or other decorative material.
- ~~eh.~~ Design Review Board: The Planning Commission or a separate board designated by the City Council.

Section 4.152 Design Review Plan - When Approval is Required. Design review plan approval shall be required prior to:

1. Site clearance activities such as tree removal, grading, excavation or filling.
2. ~~A design review plan shall be required for new construction or alteration. The issuance of a building permit for new construction or alteration. The plan for which a building permit is issued shall conform in all aspects to the plan approved through the design review process.~~
3. Alteration of site improvements.
4. Design review approval is not required for minor alterations as defined in Section 4.151.

Section 4.153 Design Review Plan - Review Procedures.

1. Pre Application Conference. Prior to applying for design review approval, applicants shall meet with the City Manager or designee, and present a plan which shall contain, in preliminary form, the information required on a design review plan application. The City will advise the applicant of the intent, standards, criteria and provision of the ordinance, other City ordinances, variance requirements, conditional uses, etc. Preliminary information presented shall be considered confidential.
2. Property owners, or their designated representatives, ~~may~~ shall file a design review application and submit site plans, elevations, renderings, landscape plans, models, or other materials to insure a clear understanding by the Design Review Board. The materials submitted must include at least one rendering or model showing the proposed development and the adjacent properties so that the Design Review Board can evaluate the project's harmony relative to adjacent structures. The applicant bears the responsibility or burden of proof that the proposed development complies with the design review criteria.
3. The design plan must identify:
 - a. Natural and man-made features, including trees and structures onsite and on adjacent properties having a visual or other significant relationship with or that may affect the development.
 - b. The location and external dimensions of proposed buildings and structures, and of existing buildings and structures to be retained.

~~Material to be deleted is crossed out.~~
Material to be added is underlined.

- c. The location of fences, retaining walls, mechanical equipment, garbage disposal areas, utility appurtenances and similar structures.
 - d. Pedestrian, parking and vehicular circulation areas including service areas for the loading and delivery of goods.
 - e. Private and shared outdoor areas, including walkways, plazas, courtyards, seating areas, street furniture and permanent outdoor features including sculptures and artwork.
 - f. Exterior lighting on all buildings and in landscape areas, including type, intensity and area to be illuminated.
 - g. Location, size and method of illuminating signs.
 - h. Points of access and interior floor plans on architectural plans to the extent required to clarify access functions and the relationship to decks, porches, balconies, stairs or other exterior features.
 - i. The color and texture of finish materials, window and door placement and materials, light fixtures, stairways, unique architectural elements, especially in development plans that are unique or innovative.
34. The City Manager or designee shall prepare a report to the Design Review Board on conformance with pertinent zoning ordinance requirements. The report shall be available to the public, at reasonable cost, at least 7 days prior to the date set for the hearing.

5. Design Review Board Meeting and Decision

- a. Before the Design Review Board may act on a design review plan, written notice must be sent to all property owners within 150 feet of the proposed development or alteration informing them of the date, time and location of the Board meeting in which the design plan will be reviewed.
- b. The Design Review Board shall determine whether the proposed development meets all applicable design review criteria. The Board may request additional materials from the applicant prior to reaching a decision. The Board may approve, approve with conditions, or deny a design review plan.

Section 4.154 Design Review Criteria

- 1. The design review criteria are intended to provide a frame of reference for the applicant in the development of site, building and landscape plans and to provide the city with a means of reviewing proposed plans. These criteria are not intended to be inflexible requirements nor are they intended to discourage creativity or innovation. The criteria do not intend to specify a particular architectural style.
- 2. The Design Review Board is not authorized to approve projects which do not adhere to specific development standards provided by this ordinance (e.g. building height or setbacks.)

Section 4.1545 Site Design Evaluation Criteria.

~~Material to be deleted is crossed out.~~

Material to be added is underlined.

1. In terms of setback from street or sidewalk, the design creates a visually interesting and compatible relationship between the proposed structure and the ~~adjacent structures surrounding area~~.
2. The design incorporates existing features such as rocks, slopes and vegetation.
3. Where appropriate, the design relates or integrates the proposed landscaping/open space to the adjoining space in order to create pedestrian pathways and/or open system that connects other properties.
4. The design gives attention to the placement of storage or mechanical equipment so as to screen it from view.
5. All functions, uses and improvements are arranged to reflect and harmonize with the natural characteristics and limitations of the site and adjacent properties.

SECTION 6. Section 4.156 is hereby added to and made a part of City of Manzanita Ordinance 95-4 to read as follows:

Section 4.1556 Architectural and Landscape Design Evaluation Criteria.

1. The design integrates and harmonizes with and enhances the architectural and site design the existing and proposed development with the existing surroundings and future allowed uses. This standard shall be applied in a manner that encourages village design and visual diversity within development projects and the surrounding area.
2. The landscape design acknowledges the growing conditions for the climatic zone, and provisions are made for the survival and continuous maintenance. The landscape design shall include the use of local native species of trees and shrubs.
3. The minimum lot area required to be landscaped shall be 10% for commercial uses, and 20% for residential and other uses.
4. Living plant material shall constitute of minimum of 50% of the total required landscape area, which can include landscaping around buildings, in parking lots and loading areas, outdoor recreation use areas, and screening and buffering areas.
5. The grading and contouring of the site, and on site drainage facilities, shall be designed so there is no adverse affect on neighboring properties or public rights-of-way.
6. The design avoids monotony and provides visual interest by giving sufficient attention to architectural details and to design elements.
7. The design adequately addresses the pedestrian nature of the commercial area and places structures in relation to sidewalks and open areas to foster human interaction.

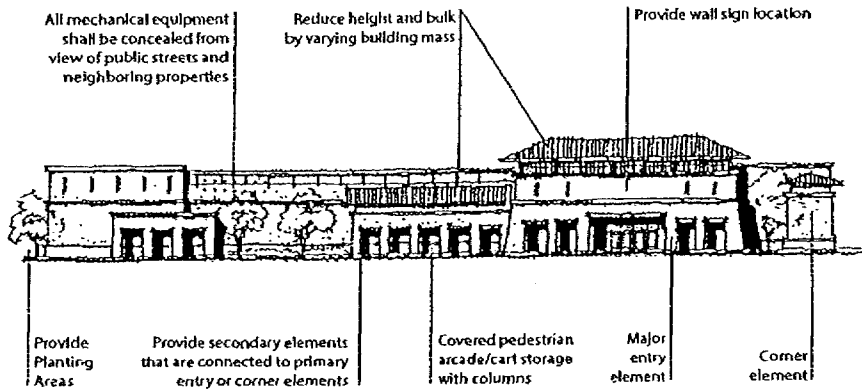
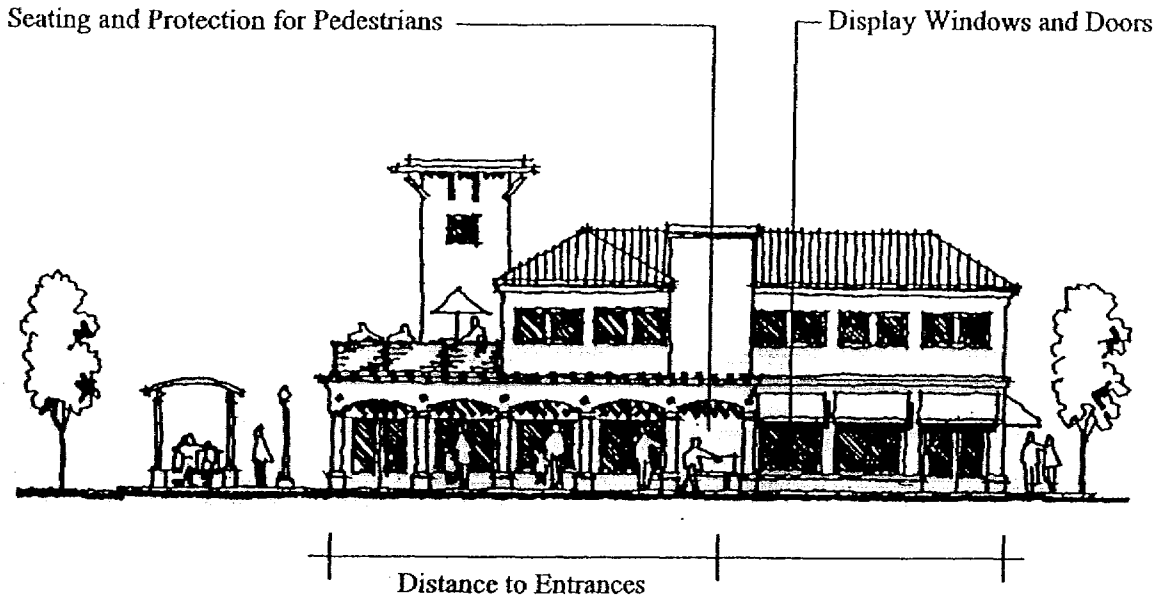
~~Material to be deleted is crossed out.~~
Material to be added is underlined.

8. Lighting is non-industrial and non-invasive in character, and contributes to the village character.

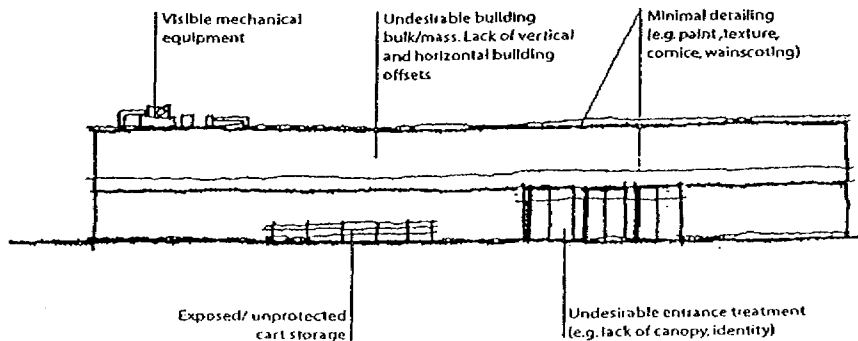
9. Compatibility. All new commercial and mixed use buildings and exterior alterations shall be designed consistent with the architectural context in which they are located. This standard is met when the Design Review Board finds that all of the criteria in a. - c., below, are met.
 - a. There is compatibility in building sizes between new and existing commercial and mixed use buildings;
 - b. The size, shape and scale of the structures are architecturally compatible with the site and with the village character of the surrounding neighborhood.
 - c. All buildings and developments shall provide human scale design. The design avoids a monolithic expanse of frontages and roof lines, diminishes the massing of buildings by breaking up building sections, and/or by use of such elements as visual planes, projections, bays, dormers, setbacks or changes in the roof line, and/or similar features generally shown in the following figure (Note: The examples shown below are meant to illustrate these building design elements, and should not be interpreted as a required architectural style).

Material to be deleted is crossed out.
 Material to be added is underlined.

Figure 4.156(A). Examples of design elements



Large Commercial Massing - Acceptable



Large Commercial Massing - Unacceptable

Material to be deleted is crossed out.
Material to be added is underlined.

SECTION 7. Section 4.157 of City of Manzanita Ordinance 95-4 is hereby amended to read as follows:

“Section 4.157 Performance Assurance. Revision of Approved Plans

1. ~~Site, building and landscape improvements required pursuant to an approved design review plan shall be installed prior to the issuance of certificate of occupancy or final inspection, unless the property owner submits a performance assurance agreement committing to the installation of landscaping or other site improvements within 6 months. In no case shall the property owner delay performance for more than 6 months.~~
2. ~~The final approval of a design review plan shall be void after one year of the date of approval unless a building permit has been obtained. [Sections 4.150 - 4.157 added by Ord. 95-4, passed March 6, 1996].~~

Building permits and construction documents shall conform to all aspects of the approved design review plan. Where circumstances, unknown or unforeseen at the time the design review plans are approved, make it undesirable or unfeasible to comply with some particular aspect of the approved plan, the applicant shall request in writing that the city review the modification. The City Manager and the Design Review Board Chair shall review the proposed modification to determine whether it constitutes a major or minor revision of the approved plans. Major revisions require approval of the Design Review Board in the same manner as a new application. Minor revisions may be approved by the City Manager and do not require a new approval by the Design Review Board.

SECTION 8. Section 4.158 is hereby added to and made a part of City of Manzanita Ordinance 95-4 to read as follows:

Section 4.158 Performance Assurance.

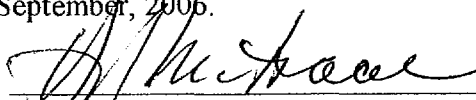
1. Site, building and landscape improvements required pursuant to an approved design review plan shall be installed prior to the issuance of certificate of occupancy or final inspection, unless the property owner submits a performance assurance agreement committing to the installation of landscaping or other site improvements within 6 months. In no case shall the property owner delay performance for more than 6 months.
2. The final approval of a design review plan shall be void after one year of the date of approval unless a building permit has been obtained. [Sections 4.150 - 4.157 added by Ord. 95-4, passed March 6, 1996].

PASSED FIRST READING by the Council this 6th day of September, 2006.

PASSED SECOND READING by the Council this 18th day of September, 2006.

APPROVED by the Mayor this 18th day of September, 2006.

ATTEST:


Hugh McIsaac, Mayor


Jerald P. Taylor, City Manager/Recorder